



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-247

DATE: February 1, 2017

ADDRESS OF PROPERTY: 433 West Blvd.

TAX PARCEL NUMBER: 11907718

HISTORIC DISTRICT: Wilmore

APPLICANT/OWNER: Mike Towery, Iron River Building Group

DETAILS OF APPROVED PROJECT: The project is the construction of a new single family house. The front setback is approximately 35' from the porch to right of way. A new carriage track driveway will be constructed on the right side to the rear of the house. The height is +/-24' measured from grade to ridge. Exterior materials are brick and wood siding. Windows are wood with simulated true divided lights (STD).

The project was approved by the Historic District Commission November 9, 2016.

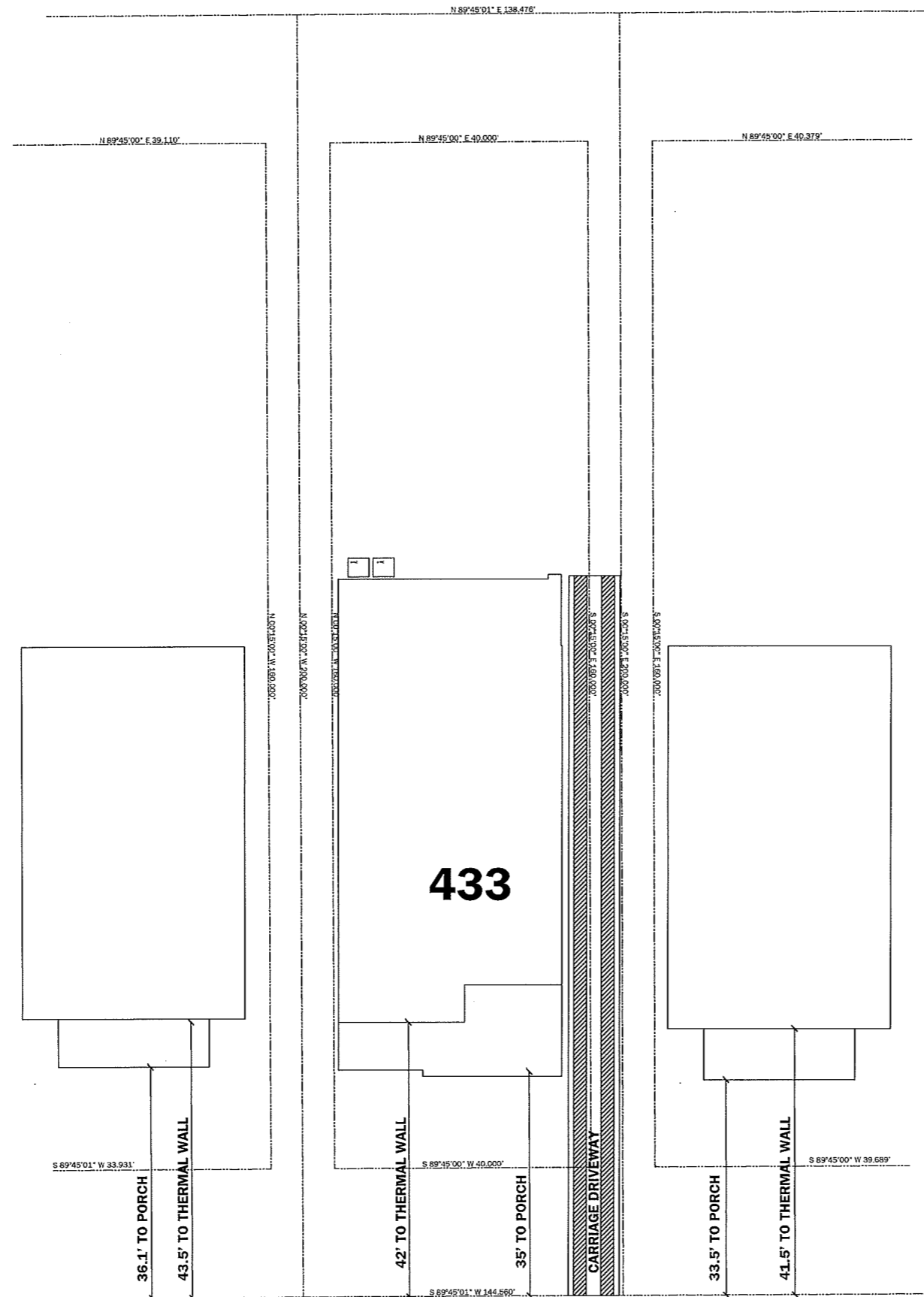
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman

Staff

- GENERAL NOTES**
- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINALLY PERMITS.
 - 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
 - 3 ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 - 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
 - 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
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 - 7 ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
 - 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
 - 9 FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.



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Charlotte
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Commission

Certificate of Appropriateness

2416-247

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AMERICAN INSTITUTE OF BUILDING DESIGN

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HOME DESIGN

WAXHAW, NC

704-401-6159

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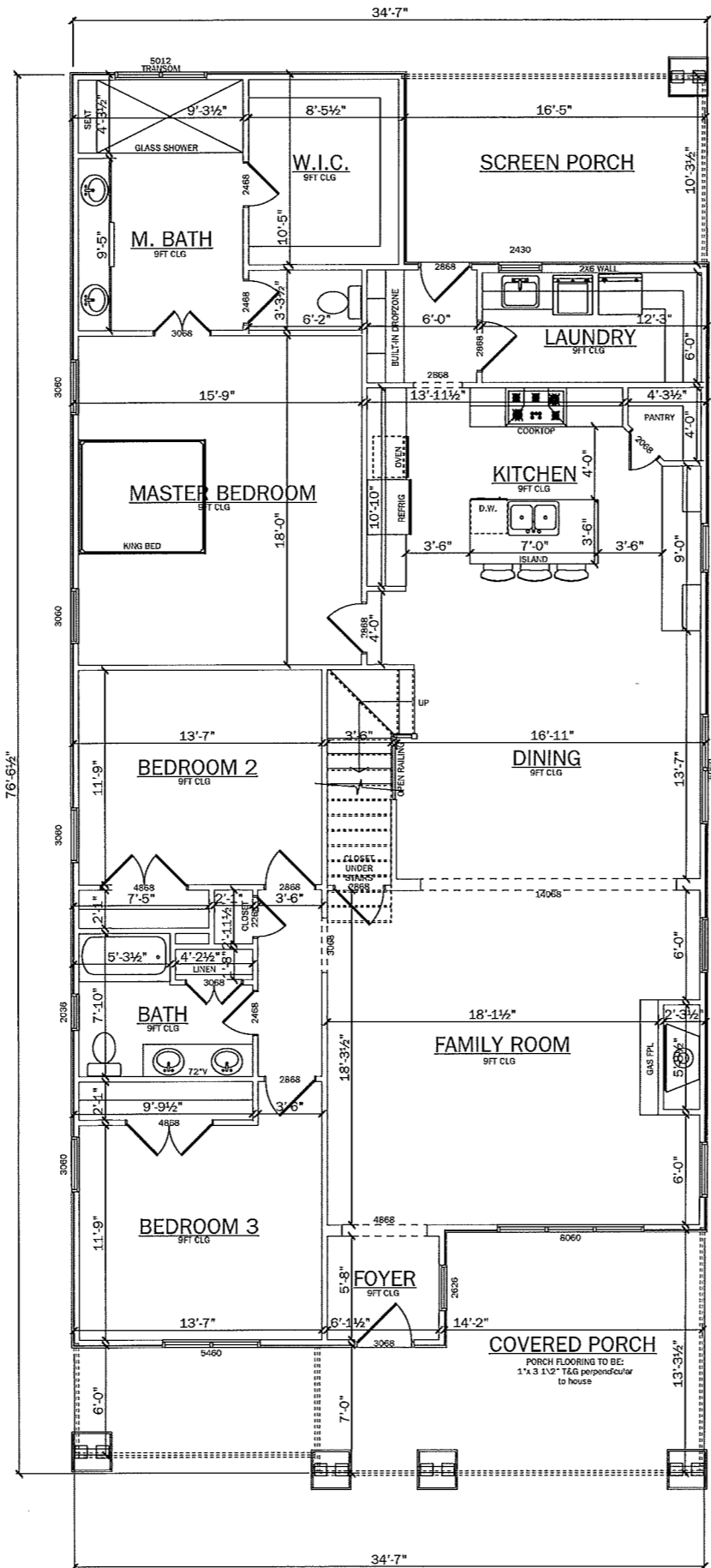
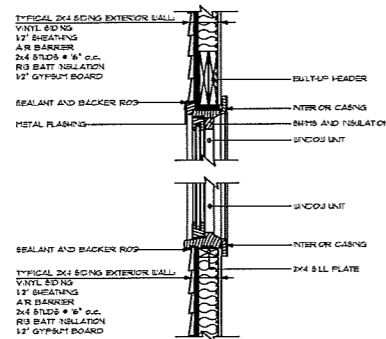
PAGE SIZE 24"X36"

DATE: Tuesday, January 31, 2017
SCALE: 1" = 10'-0"

PAGE: **1**
SITE PLAN

GENERAL NOTES

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Sq Footage	
FIRST FLOOR	2145
SECOND FLOOR	677
TOTAL HEATED	2822
FRONT PORCH	318
SCREEN PORCH	172
TOTAL UNDER ROOF	3312

ALL WINDOWS TO BE:
MW pro series 200 wood Windows



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PAGE: **2**
FIRST FLOOR

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7. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAWN AT 3/16" WIDE U.N.O.



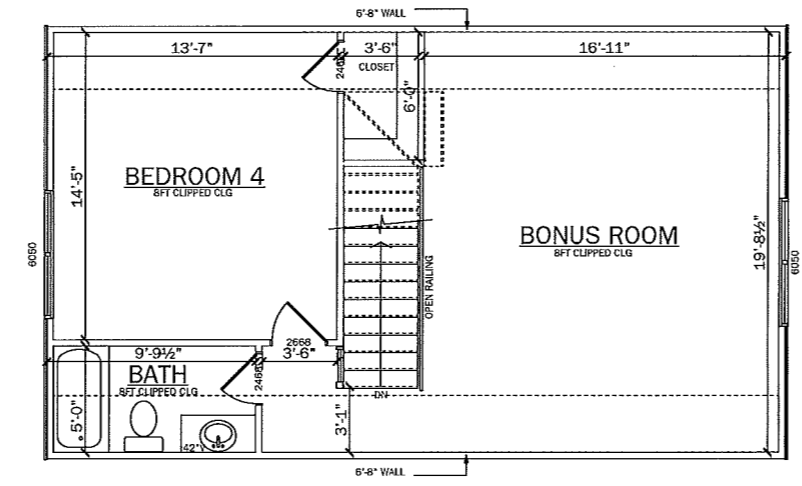
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FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE 3/4"x8" SELECT CEDAR SIDING
- 4"x8" SMOOTH PLYWOOD FOR BOARD ON BOARD AND BATTEN SIDING
- 1"x2" SIP STRIPS FOR BATTENS ON BOARD AND BATTEN SIDING
- 1"x6" SELECT CEDAR TRIM BOARDS
- AT SIDING TO CORNER BOARD INTERSECTIONS; MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY
- BATTENS TO BE FLUSH WITH FREEZE BOARDS



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

ADDITIONAL
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PAGE: **4** FRONT

GENERAL NOTES

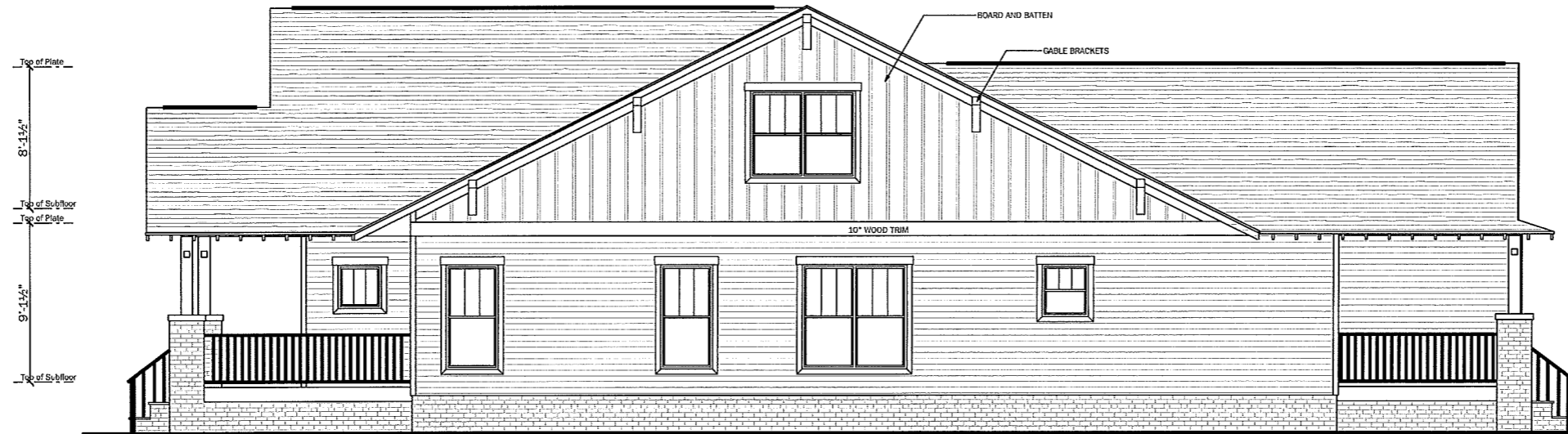
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REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

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- SIDING TO BE 3/4" X 8" SELECT CEDAR SIDING
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- 1"x2" SYP STRIPS FOR BATTENS ON BOARD AND BATTEN SIDING
- 1"x6" SELECT CEDAR TRIM BOARDS



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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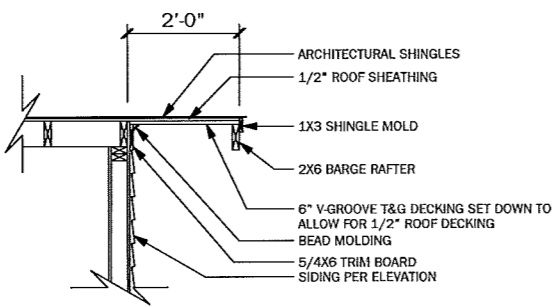
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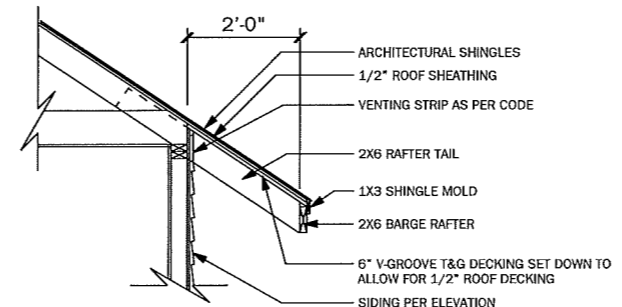
PAGE: **5**
REAR

GENERAL NOTES

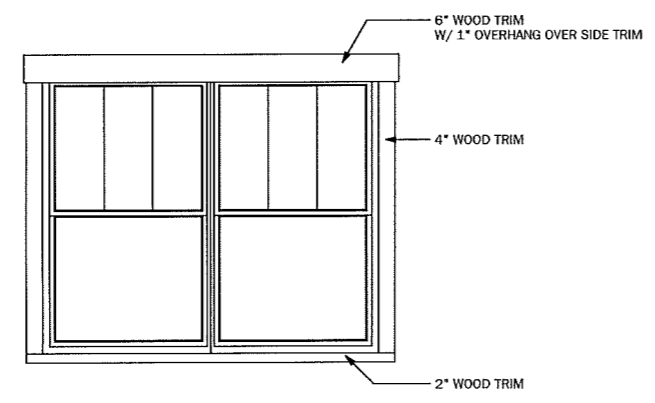
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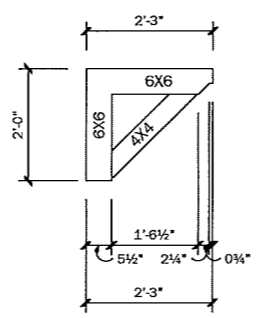
RAKE OVERHANG DETAIL
SCALE: 0.6563" = 1'-0"



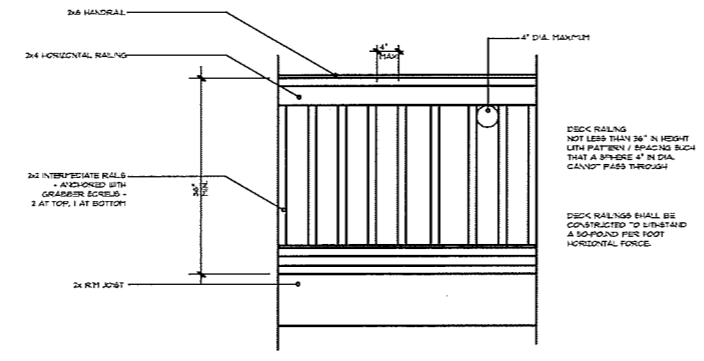
SLOPED OVERHANG DETAIL
SCALE: 0.6563" = 1'-0"



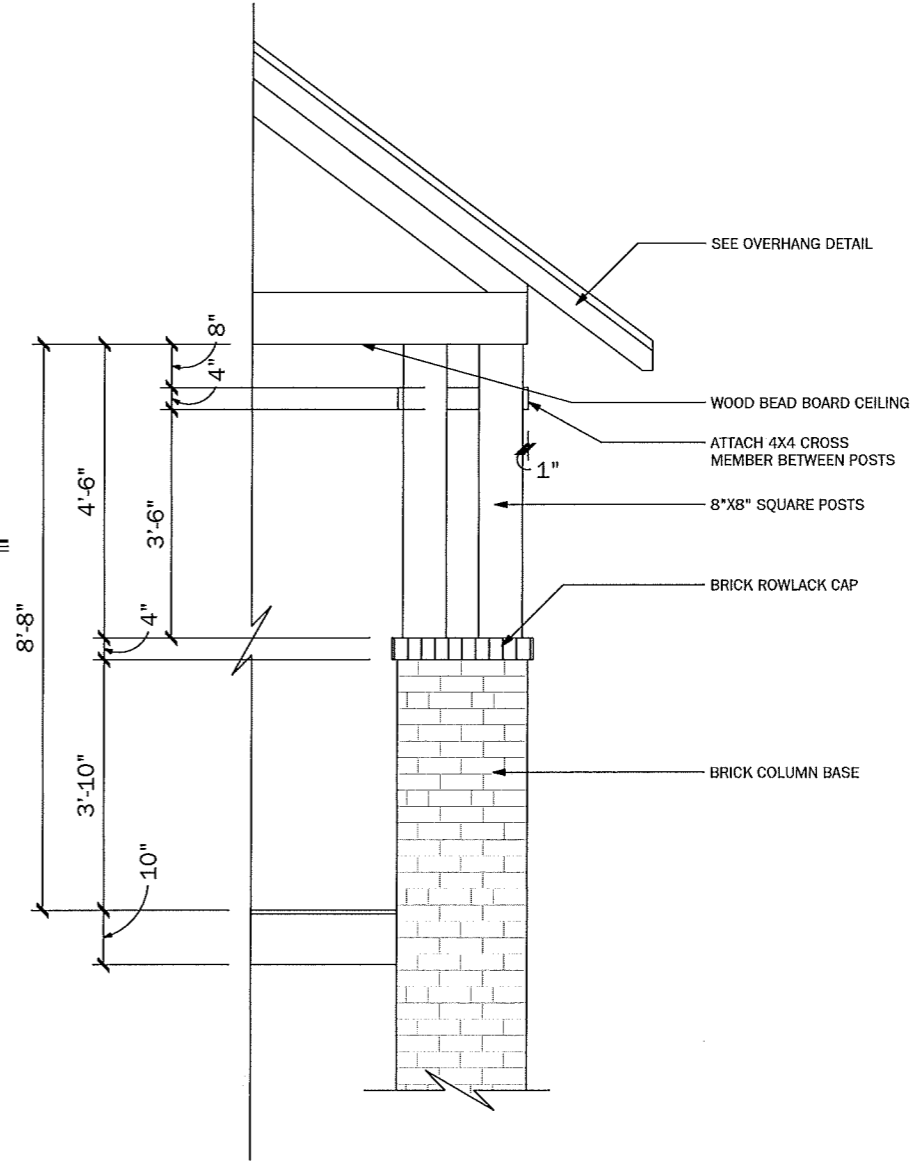
WINDOW TRIM DETAIL
SCALE: 0.6563" = 1'-0"



BRACKET OVERHANG DETAIL
SCALE: 0.6563" = 1'-0"



RAILING DETAIL
SCALE: 0.1656" = 1'-0"



PORCH POST DETAIL
SCALE: 0.1656" = 1'-0"

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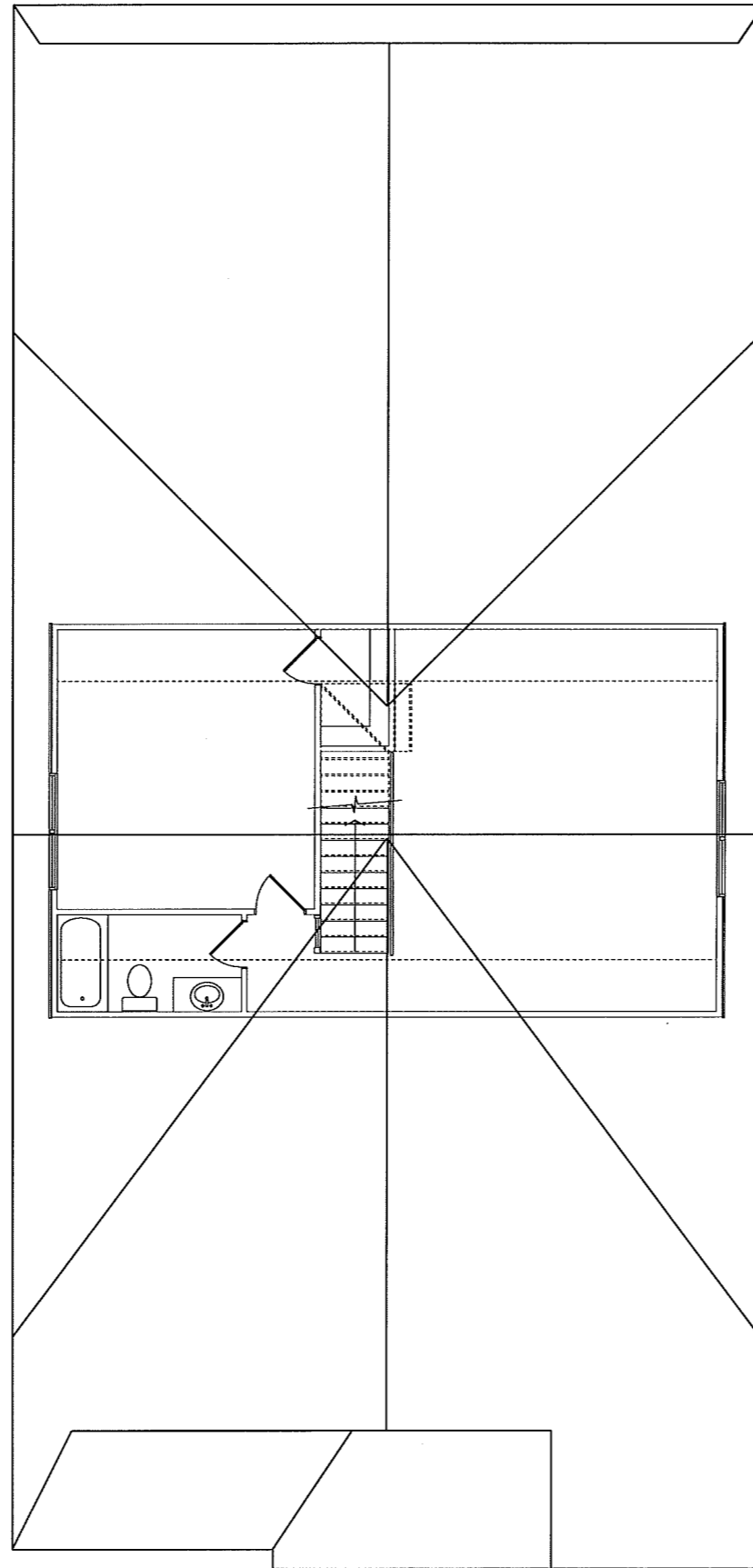
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PAGE: **6** DETAILS

- GENERAL NOTES**
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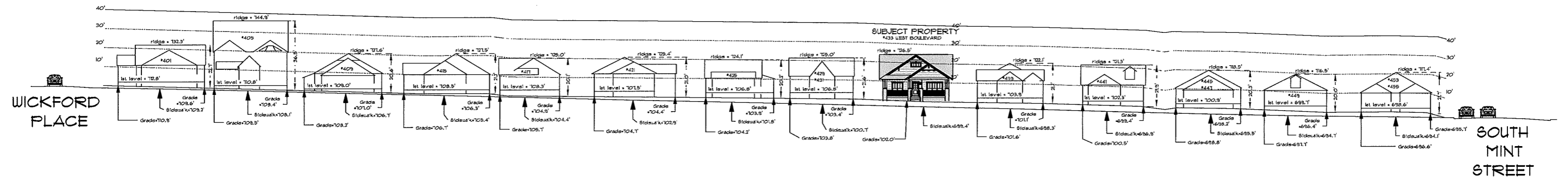
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PAGE: **8**

ROOF PLAN

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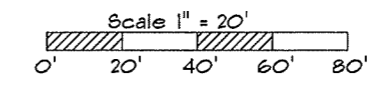


WEST BOULEVARD

A.G. ZOUTEWELLE
 SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

General Notes:
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
 2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Copyright 2016
 Building Heights Sketch of
400 BLOCK of WEST BOULEVARD
 ODD SIDE - FACING SOUTHWEST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 October 5, 2016



200' 0" 400' 0" 600' 0" 800' 0" 1000' 0"